



BEFORE THE ZONING COMMISSION AND
BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA



FORM 129 – ADVISORY NEIGHBORHOOD COMMISSION (ANC) REPORT

Before completing this form, please review the instructions on the reverse side.

Pursuant to §§ 3012.5 and 3115.1 of Title 11 DCMR Zoning Regulations, the written report of the Advisory Neighborhood Commission (ANC) shall contain the following information:

IDENTIFICATION OF APPEAL, PETITION, OR APPLICATION:

Case No.:	BZA No. 18372	Case Name:	2321 4th Street NE - Edgewood Residential/Retail Development Project
Address or Square/Lot(s) of Property:	Square 3629, Lot 808		
Relief Requested:	Variances from Lot Occupancy, Off-Street Parking & Loading; and Loading Berth minimum Vertical Clearance Height Requirement		

ANC MEETING INFORMATION

Date of ANC Public Meeting:	0	8	/	0	5	/	1	2	Was proper notice given?:	Yes	☒	No	☐
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Description of how notice was given: Notice was issued on May 1, 2012 via e-mail to all Commissioners

The Notice was posted on ANC website, various listserves and in strategic locations in 5C Ward area within the respective SMDs

Number of members that constitutes a quorum:	7	Number of members present at the meeting:	12
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MATERIAL SUBSTANCE

The issues and concerns of the ANC about the appeal, petition, or application as related to the standards of the Zoning Regulations against which the appeal, petition, or application must be judged (a separate sheet of paper may be used):

(See Attached Resolution Summary Responses from Applicant)

The recommendation, if any, of the ANC as to the disposition of the appeal, petition, or application (a separate sheet of paper may be used):

ANC 5C voted 10-1-1 to support the Project (See attached Resolution)

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18372

EXHIBIT NO. 24

AUTHORIZATION

ANC	5	C	Recorded vote on the motion to adopt the report (i.e. 4-1-1):	10 - 1 - 1
Name of the person authorized by the ANC to present the report:			Commissioner Phillips or Chairman Edwards	
Name of the Chairperson or Vice-Chairperson authorized to sign the report:			Ronnie L. Edwards	
Signature of Chairperson/ Vice-Chairperson:			Date:	5/18/12

ANY APPLICATION THAT IS FOUND TO BE INCOMPLETE MAY NOT BE ACCORDED "GREAT WEIGHT" PURSUANT TO
11 DCMR §§ 3012 AND 3115.

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2012 MAY 21 AM 9:29



Government of the District of Columbia
ADVISORY NEIGHBORHOOD COMMISSION 5C
PO Box 26183 . Washington, DC 20001 . www.ANC5C.COM

**Resolution in Support of the 4th & Rhode Island Avenue
Residential/Retail Development and BZA Applications No. 18372
for 2321 4th Street, NE (Square 3629, Lot 808)**

May 8, 2012

WHEAREAS, on May 8, 2012, Advisory Neighborhood Commission 5C held a regularly scheduled public meeting, at which notice was properly given and a quorum was present;

WHEAREAS, proper notice of the meeting was given in the form of Internet notice on 5C's website, and posting of notices in all the individual single member districts (SMDs)

WHEAREAS, the Applicant and its representatives attended SMD 5C08 community meeting, and presented a detailed analysis of the project, as well as a discussion of the requested zoning relief, justifications for the relief, and responded to all the questions raised by residents of the community and Commissioners Marshall Phillips and Chairman Ronnie Edwards;

WHEAREAS, H Street Development Corporation and the E & G Group have formed a joint venture to combine their experience in developing affordable workforce housing and mixed-income communities to create a signature development, which the Edgewood neighborhood can point to with pride, at 2321 4th Street, NE (Square 3629, Lot 808);

WHEAREAS, the applicant proposes to construct a new, six-story residential building with ground floor retail and service uses at an estimated development cost of \$35M. The project will include approximately 155,287 square feet of gross floor area for zoning purposes, and will be comprised of 155-160 affordable residential units and includes ground floor retail and residential amenity space. The project also includes 40 off-street parking spaces.

WHEAREAS, the applicant is seeking variances from the lot occupancy, off-street parking, off-street loading, and the loading berth minimum vertical clearance height requirement. The overall presentation and the information presented demonstrated that approval of the project will have a positive impact on the development of the community by replacing a vacant site with a new, high-quality development. Moreover, based upon the presentation and materials submitted, ANC 5C believes that the property is affected by a number of exceptional situations and conditions due to a number of factors, including the size, shape, and dimensions of the property; the limited amount of public frontage; significant topography changes; and the existence of below-grade fill materials to significant depths, and that requiring compliance with the lot occupancy, off-street parking, off-street loading, and the loading berth minimum vertical clearance height requirements in this case would result in a number of serious practical difficulties for the project;

WHEAREAS, Advisory Neighborhood Commission 5C strongly supports the location of the proposed curb cut near the northern property line of the site since the site is bounded by private property to the north, east, and south, and therefore the only means of vehicular access to the site is from 4th Street;

Commissioners

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5C12 Gigi Ransom
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ANCSC meets on 3rd
Tuesday of the month.

Next Meeting:

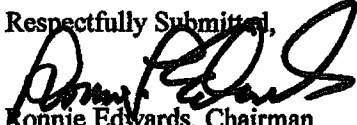
May 22, 2012
7:00 PM

All Nations
Baptist Church
2001 North Capitol
Street NE

WHEAREAS, Advisory Neighborhood Commission 5C strongly supports this project and believes that approval of the requested zoning relief would not have any detriment to the general public good or on neighboring properties;

NOW, THEREFORE BE IT RESOLVED, that Advisory Neighborhood Commission 5C, at its regularly scheduled May 8, 2012 public meeting, at which a quorum was present, voted 10-1-1 to recommend that the Board of Zoning Adjustment approve Application No. 18327 and to give 5C's vote the "great weight" afforded by law as the Board decides on the disposition of the Application.

Respectfully Submitted,



Ronnie Edwards, Chairman
Advisory Neighborhood Commission 5C

ASAP



E & G GROUP

2321 4th Street, NE

Background:

H Street CDC and E&G Group are joint partners (the "Applicant") in the development of the site located at 2313-2321 4th St, NE. The proposed development plan calls for the construction of 155-160 rental apartments with 5,200 SF of retail space, 40 off-street parking spaces, and over 50 bicycle spaces. The Applicant has presented this development to the community a number of times, including:

- An ANC Single Member District community meeting on March 28th;
- A full ANC 5C meeting on April 17th; and
- The Edgewood Community Association meeting on April 23rd.

The Applicant has listened to the comments raised by the ANC and members of the community at each of the meetings, which have primarily focused on:

- The amount of proposed retail included in the project;
- The affordability of the proposed project;
- The amount of parking proposed for the project;
- Employment opportunities for the neighborhood and residents of Ward 5;
- Information regarding building design and materials; and
- More information regarding the sustainability features of the project, specifically storm water management and the planning of tree boxes adjacent to the site.

Retail:

To respond to the desire of the neighborhood, the Applicant has increased the retail footprint in the building by nearly 100%, from 3,000 SF to 5,200 SF. The Applicant consulted with a retail broker, Lewis Real Estate Services, and the broker indicated that the amount of proposed retail space is appropriate for this site, and that the proposed amount of retail space would accommodate entrepreneurial retail operators that are attracted to emerging urban markets. In addition, the proposed development and mix of uses is consistent with the *Rhode Island Avenue Diamond in the District*. The Plan states that given the nature of available properties, competition and market area demographics, demand would support a number of types and scale of new retail operations, including, for example: 2,000-4,000 SF for specialty food; 3,000-10,000 SF for restaurants and cafes; and 2,000-4,000 SF for home furnishings. The Applicant's proposal to include 5,200 SF of retail space on its site recognizes the need for a variety of types and sizes of retailers, and is consistent with the Plan.

Incomes:

H Street CDC and E&G Group are committed to providing quality housing that is affordable for people living and working in the District of Columbia. Consistent with their joint mission and the type of financing being used for development of the site, the rents in this building will be restricted by income range but they will not be free. The minimum and maximum income ranges will be approximately \$35,000 to \$70,000. These apartments will be affordable to individuals just starting off their careers, such as educators, police officers, and other career beginning hires in the government and private sectors. The current median incomes within ¼ mile, ½ mile and 1 mile radii of the site respectively are; \$36,692, \$38,358 and \$45,837.



E & G GROUP

Parking:

Based upon parking ratios for other approved developments in the District, the Applicant and its traffic consultant believe that the amount of proposed parking is sufficient to accommodate the needs of the residents of this building. The parking ratio proposed for this project is similar to that in other approved developments with similar access to public transportation options. Therefore, the Applicant believes the project will not generate any spill-over parking on adjacent neighborhood streets. Although spill-over parking is not anticipated, the traffic consultant conducted an initial survey of on-street parking during a typical evening, and the survey indicated that 54% of the available on street parking spaces were being utilized and that 46% of the spaces were vacant. Moreover, in a recent meeting with DDOT, the Applicant agreed, at DDOT's encouragement, to make the residents of this building ineligible for Residential Parking Permits. Coupled with the facts that the site is only a 4 minute walk to the Rhode Island Metrorail Station, has a Metrobus stop right outside its front door and will include 53 bicycle spaces, DDOT is supportive of the off-street parking plan.

Employment:

Approximately 100 construction jobs will be created during construction of the project. Upon completion of construction and readiness for occupancy, the project will provide approximately 20 part-time and full-time jobs in rental housing management and in the retail space. With assistance from the community, the Applicant will work towards hiring District residents for at least 51% of the new jobs created by this project, and to award at least 40% of contract value to Certified Business Enterprises.

Building Design and Materials:

The Applicant is committed to delivering a quality building that is a visual asset to the community. As shown on the renderings, the building exterior will be comprised of long lasting materials, such as brick, cement board and metal accent panels.

Sustainable Design:

The building will be designed to meet the Green Communities standards which integrate materials and methods that promote environmental quality, economic vitality, efficient energy consumption and other social benefits through design, construction, and operation of the built environment. Green Communities aligns affordable housing investment strategies with environmentally responsive building practices. The storm water management features will meet the D.C. Department of the Environment standards regarding quality and quantity. The proposed storm water management facility will collect, retain, and treat storm water to the equivalency of a green roof and will actually reduce the suspended solids over the performance levels of a green roof. Moreover, the proposed courtyard on the second level of the building will include planting areas and the development team will install and repair street tree boxes adjacent to the site so they capture drainage from the sidewalk areas.

